

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 14, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Vice Chairman Byers noted that tonight's Policy and Procedures Committee meeting had been cancelled and rescheduled for Thursday, June 22, 2000 at 7:00 p.m. He added that the Committee would also meet on June 28, 2000 at 7:00 p.m.

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Commissioner Byers MOVED THAT APR ITEM 97-IV-2MV, CONCERNING THE HUNTINGTON METRO STATION, BE RESCHEDULED FOR PUBLIC HEARING ON SEPTEMBER 14, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ-2000-SU-001 AND SE-00-Y-004, TRUSTEES OF MT. OLIVE BAPTIST CHURCH, BE DEFERRED FROM JUNE 14, 2000 TO A DATE CERTAIN OF JULY 20, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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Commissioner Koch announced his intent to defer the public hearing on Out-of-Turn Plan Amendment S00-II-F1, Fairfax Center Area, from July 12, 2000 to a date to be determined in the Fall of 2000.

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Commissioner Downer MOVED THAT THE PUBLIC HEARING ON SE-00-D-006, OAKCREST SCHOOL, INC., BE DEFERRED TO A DATE CERTAIN OF JUNE 28, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

Commissioner Downer also requested that staff schedule this matter for public hearing before the Board of Supervisors on July 24, 2000.

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Commissioner Downer MOVED THAT THE DECISION ONLY ON 2232-D00-6, AT&T WIRELESS/CELLULAR ONE, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 12, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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Commissioner Downer MOVED THAT THE DECISION ONLY ON 2232-D00-14, BELL ATLANTIC MOBILE, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 12, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

APRIL 8, 1999
APRIL 14, 1999
APRIL 15, 1999
APRIL 21, 1999

APRIL 22, 1999
APRIL 28, 1999
APRIL 29, 1999

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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Commissioner Alcorn announced that the Residential Development and Infill Committee would meet on July 12 and July 26, 2000, at 7:30 p.m. in the Board Conference Room.

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FSA-M96-26-1 - AT&T WIRELESS, 6565 Arlington Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AND FIND THAT THE PROPOSED MODIFICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-M00-38 - METRICOM, INC., 6800 Versar Center

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AND FIND THAT THE PROPOSED FACILITY IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-V00-47 - METRICOM, INC., 123 Palmer Drive

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM FOR THE EXISTING VIRGINIA POWER TOWER LOCATED AT 123 PALMER DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-V00-48 - NEXTEL COMMUNICATIONS, 8210 Terminal Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS FOR THE AT&T MONOPOLE LOCATED AT 8210 TERMINAL ROAD IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-V00-50 - NEXTEL COMMUNICATIONS, Northumberland Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS FOR THE VIRGINIA POWER TOWER LOCATED AT NORTHUMBERLAND ROAD IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-D00-42 - METRICOM, 13101 Worldgate Drive

Commissioner Downer MOVED THAT THE PLANNING COMMISSION DETERMINE THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM FOR THE MARRIOTT SUITES BUILDING LOCATED AT 13101 WORLDGATE DRIVE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-B00-40 - METRICOM, 5201 Port Royal Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY LOCATED ON THE RIGHT-TO-WORK BUILDING ON PORT ROYAL ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO 15-2.2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried by a vote of 7-1 with Commissioner Byers opposed; Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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FS-B00-31 - METRICOM, 4400 University Drive

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM FOR THE FENWICK LIBRARY AT GEORGE MASON UNIVERSITY'S ESTATE-OWNED PIECE OF LAND, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION TO 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Alcorn seconded the motion which carried by a vote of 7-0-1 with Commissioner Byers abstaining; Commissioners Murphy, Palatiello, Smyth and Wilson abstaining.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. RZ-2000-SU-008 - EDGEMOORE HOMES LLC
2. RZ-2000-SU-004 - EQUITY HOMES, LP
3. RZ-2000-DR-002 - JANET L. AND LOIS H. BEALL
4. SEA-89-C-027-8 - BRE/VCD ASSOCIATES, LLC

This order was accepted without objection.

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RZ-2000-SU-008 - EDGEMOORE HOMES L.L.C. - Appl. to rezone fr. R-1, R-2 & WS to R-2 & WS to permit residential development at a density of 2.38 du/ac including bonus density for the provision of ADUs on property located at the E. terminus of Walney Park Dr., approx. 1,000 ft. E. of Walney

Rd. on approx. 58.31 ac. Comp. Plan Rec: 1-2 du/ac. Tax
Map 44-4((1)) 11, 12, 13, 16, 19, 21, 22, 23 & 25; 54-2((1))13.
SULLY DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Shaw and McClay, L.L.P., reaffirmed the affidavit dated June 8, 2000. There were no disclosures by Commission members.

Ms. Susan Johnson, Zoning Evaluation Division, Department of Planning and Zoning presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Lawrence stated that the applicant sought to add a five acre parcel to previously approved development at the request of staff and citizens so that a second access to the development from Walney Park Drive could be provided. He said proffers addressed all transportation and environmental issues and was in conformance with the Comprehensive Plan. He explained that the historic Cross farm house would be preserved and that a quadraplex design was being proposed for the Affordable Dwelling Units. Mr. Lawrence noted that the application had the unanimous approval of the West Fairfax County Citizens Association and requested a recommendation of approval.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-008, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 13, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD WITH THE SINGLE FAMILY ATTACHED UNITS AND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE ADUS AND THE SINGLE FAMILY DETACHED LOTS, AS SHOWN ON THE GDP AND AS PROFFERED.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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RZ-2000-SU-004 - EQUITY HOMES, L.P. - Appl. to rezone from R-1 & WS to R-3 & WS to permit residential development at a density of 2.94 du/ac on property located at the S. terminus of Deepwood Farm Dr. on approx. 10.20 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 65-4((1)) 4; 65-4((4))L1. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated February 4, 2000. There were no disclosures by Commission members.

Ms. Susan Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Martin stated that the proposed development included public streets, sidewalks on both sides of the street, and met open space requirements. He said the proposed number of lots had been reduced from 30 to 26 and that the application had the support of the West Fairfax County Citizens Association and staff. He requested a favorable recommendation.

Mr. Martin responded to questions from Commissioners Koch and Alcorn about an existing pond on the subject property.

Responding to a question from Commissioner Moon, Mr. Martin explained that a contribution for recreational facilities had not been proffered because the applicant was going to apply for membership into the Little Rocky Run Homeowners Association. He added that the cost to join the homeowners association was unknown at this time.

Responding to a question from Commissioner Downer, Mr. Martin said he was confident that the proposed development would be accepted into the Little Rocky Run Homeowners Association. Commissioner Koch requested that if it was not, a contribution be made for recreational facilities. In response, Mr. Martin said that he would draft a proffer addressing this issue before the application was heard by the Board of Supervisors. He responded to further questions from Commissioners Harsel, Hall, Byers and Moon about this matter. Commissioner Koch said that he would defer the decision on this application for one week in order to resolve this issue.

Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

Mr. Albert Francese, 6597 Rockland Drive, Clifton, trustee of the Little Rocky Run Homeowners Association, said that the proposed development was compatible with the surrounding Little Rocky Run subdivision. He reviewed tree preservation and stormwater management issues and said that the Homeowners Association supported the application.

In response to a question from Commissioner Koch, Mr. Francese said that the Homeowners Association supported the proposed proffers.

Mr. Francese responded to a question from Vice Chairman Byers about the existing pond and mosquito control.

Ms. Kari Pewett, 6331 Deepwood Farm Drive, Clifton, said she and her husband had purchased their home recently and expressed concern about tree preservation along the northern property line, straightening the driveways of homes at the Deepwood Farm Drive cul-de-sac, and the possibility of blasting causing radon contamination in existing homes.

There were no further speakers, therefore, Vice Chairman Byers called upon Mr. Martin for a rebuttal statement.

Mr. Martin said that numerous meetings had been held in the last six months with surrounding homeowners and that he would be happy to meet with Ms. Pewett to address her concerns. He said trees would be saved along the northern property line and that the blasting proffer had been worked out in detail with the Little Rocky Run Homeowners Association.

Mr. Martin responded to questions from Commissioners Downer and Hall about mitigation of radon gas contamination if it was caused by blasting.

In response to a question from Commissioner Alcorn, Mr. Martin said that the driveways at the cul-de-sac of Deepwood Farm Drive would be extended.

Ms. Johnson and Mr. Martin responded to questions from Commissioners Harsel and Alcorn about the tree preservation proffer.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT RZ-2000-SU-004, EQUITY HOMES, L.P., BE DEFERRED FOR DECISION ONLY LEAVING THE RECORD OPEN FOR WRITTEN COMMENT TO JUNE 21, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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RZ-2000-DR-002 - JANET L. AND LOIS H. BEALL - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.61 du/ac on property located on the W. side of intersection w/Chesterbrook Rd. on approx. 1.91 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3((1))142. DRANESVILLE DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated May 4, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Strobel presented a history of the subject property which she said had been in the Beall family for more than 100 years. She explained that nine acres had been purchased by the County in the 1970s at \$15,000 per acre for an elementary school which had never been constructed. She said the property was subsequently purchased by the Park Authority and was used today as Linwood Terrace Park. Ms. Strobel noted that bats inhabited the property and that neighbors desired that their disturbance be minimized. As a result, she said the applicants had agreed to demolish the house only after the bats had migrated for the winter and also had offered to donate bat houses to Linway Terrace Park in an effort to keep them in the area. She said that representatives of the Virginia Department of Game and Inland Fisheries had inspected the property and confirmed that the bats were small brown ones which were not an endangered species and which migrated for the winter. She noted that while there was no requirement by the County to preserve wildlife in order to obtain a demolition permit, the applicants were willing to take any reasonable measures to address this issue. In conclusion, Ms. Strobel said the Beall family had contributed much to Fairfax County and requested that every consideration be given to them to allow development at the proposed density.

Commissioner Downer commented that while it was important to ensure that the bats be preserved, it was also important to keep them from being a nuisance to the neighbors. She noted that she would be deferring a decision on this matter after the close of the public hearing so that this issue could be discussed with the Park Authority.

Ms. Strobel responded to questions from Commissioner Alcorn about wildlife relocation and tree preservation.

Vice Chairman Byers called the first listed speaker.

Mr. David Hill, 1630 Kirby Road, McLean, said his primary concern was that the proposed density was not compatible with existing development, as explained in his letter to the Planning Commission dated May 24, 2000. (This letter is in the date file.)

Mr. Hill responded to questions from Vice Chairman Byers about his position.

Ms. Swagler responded to questions from Commissioner Hall about zoning of surrounding properties.

Vice Chairman Byers and Mr. Hill discussed notification procedures.

Mr. Bill Rosen, 6249 Cottonwood Street, McLean, expressed opposition to the proposed development because he said it would adversely affect the aesthetics of the park.

Mr. Rosen responded to questions from Commissioner Hall about his position.

Ms. Charlotte Rosen, 6249 Cottonwood Street, McLean, a member of Chesterbrook Civic League, said the League was not notified about the proposed development and requested that this matter be deferred so that they could meet with the applicant's attorney. She requested that a buffer of non-deciduous trees be provided between Linwood Terrace Park and the subject property.

Mr. Tom Friel, 6239 Linway Terrace, McLean, expressed concerns about traffic congestion on area roads and school overcrowding.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, expressed opposition to the proposed development because it was not consistent with the Comprehensive Plan and was incompatible with existing neighborhoods. She said the Association thought the bats should be protected and that area civic associations would be willing to maintain bat houses in the park.

Ms. Lynn Friel, 6239 Linway Terrace, McLean, speaking on behalf of Mr. Tom Shales, 1650 Kirby Road, McLean, said Mr. Shales was concerned about traffic at the intersection of Linwood Terrace and Kirby Road. She said his property had been damaged by traffic accidents at this intersection.

Ms. Leslie Hill, 1630 Kirby Road, McLean, expressed opposition to the proposed development because she said it was incompatible with existing development in terms of value and density.

There being no further speakers, Vice Chairman Byers called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel apologized for not contacting the Chesterbrook Civic League and said she would do so immediately. She said she thought it would be possible to plant Leland cypress trees in the buffer area. She acknowledged that the property had been an oasis valued by area homeowners, but said it was necessary for the Bealls to sell it at this time and requested that they be treated fairly.

Ms. Strobel responded to questions from Commissioner Hall about limits of clearing and grading of the subject property.

Commissioner Downer requested that a representative of the Chesterbrook Civic League address the Commission. Mr. Steve Smith, 6230 Cottonwood Street, McLean, President, Chesterbrook Civic League, said that he would be able to meet with Ms. Strobel next

week. Commissioner Downer said that she would defer the decision on this application to July 21, 2000.

Ms. Swagler and Commissioner Downer responded to a question from Commissioner Alcorn about the justification for the proposed density.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Downer for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Downer MOVED THAT THE DECISION ONLY ON RZ-2000-DR-002 BE DEFERRED TO A DATE CERTAIN OF JULY 20, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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SEA-89-C-027-8 - BRE/VCD ASSOCIATES, LLC - Appl. under Sect. 4-604, 9-607 & 9-620 of the Zoning Ord. to amend SE-89-C-027 previously approved for an increase in bldg. height, commercial recreation restaurant, car wash & vehicle light service establishment to permit a waiver of certain sign regulations to allow an increase in area for bldg. mounted signs on property located in the S.E. quadrant of the intersection of Centreville Rd. & Fox Mill Rd. on approx. 25.30 ac. zoned C-6. Tax Map 16-3((1))15B pt. HUNTER MILL DISTRICT. PUBLIC HEARING.

Frederick Taylor, Esquire, with Bean, Kinney and Korman, P.C., reaffirmed the affidavit dated July 22, 1999. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Russ responded to questions from Vice Chairman Byers about the unusual circumstances which justified an increase in the sign area.

Mr. Taylor said that approximately one year ago the applicant had acquired the multi-level shopping center and that Frugal Fannies was located on the second story. He said because the present signage did not provide adequate advertising for the store, an increase in the sign area was needed. He said approval of the application would provide more

visibility and attract more customers, to the benefit of both the shopping center and citizens. He requested favorable consideration.

In response to a question from Vice Chairman Byers, Mr. Taylor said that at the present time Frugal Fannies was the only tenant on the upper level. He said that additional tenants could be accommodated on that level and approval of the application would provide proper identification for them.

Commissioner Downer described the layout of the shopping center and said that she believed larger signs were justified, therefore, she would support the application.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks. Therefore, Vice Chairman Byers closed the public hearing and in the absence of Commissioner Palatiello, recognized Commissioner Kelso for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON SEA-89-C-027-8 BY BRE/VCD ASSOCIATES, L.L.C., TO A DATE CERTAIN OF WEDNESDAY, JUNE 21, 2000 WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioners Koch and Alcorn seconded the motion which carried unanimously with Commissioners Murphy, Palatiello, Smyth and Wilson absent from the meeting.

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The meeting was adjourned at 11:15 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: March 1, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission